

Town and Country Planning Act 1990
North York Moors National Park Authority

Notice of Decision of Planning Authority on Application for
Permission to Carry out Development

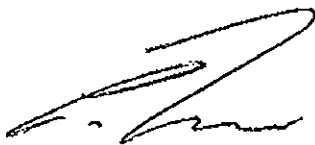
To: Mr Paul Dennis
c/o Just-H Architects
7 Jordan Street
Knott Mill
Manchester
Greater Manchester (Met County) M15 4PY

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The above named Authority being the Planning Authority for the purposes of your application validated 19 September 2014, in respect of proposed development for the purposes of **Erection of timber deck seating area and pergola to courtyard, creation of first floor fire escape, refuse store together with installation of flue to west elevation at Boggle Hole Youth Hostel, Mill Beck, Fylingthorpe** has considered your said application and has **granted** permission for the proposed development subject to the following condition(s):

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
4. All new windows in the development hereby permitted shall match those of the existing building in terms of appearance, materials, section, dimensions, glazing bar pattern, method of opening, external finish, reveals cills and lintels and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
5. Unless otherwise approved in writing by the Local Planning Authority, there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until details of temporary warning signs to be erected in the vicinity of the site access have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Thereafter the approved signs shall be maintained until the completion of construction works on the site.

Continued/Conditions



Mr C M France
Director of Planning

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Date:

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Conditions (Continued)

- 6. Unless otherwise agreed in writing by the Local Planning Authority, no material to be stored during construction shall be sited within the adjacent Maw Wyke to Beast Cliff Site of Special Scientific Interest.
- 7. Unless otherwise agreed in writing by the Local Planning Authority, any vehicle or machinery refuelling must take place on an impermeable layer to ensure fuel does not leach into the ground and subsequently into the designated Site of Special Scientific Interest.
- 8. It must be ensured that leachates from drainage from the new structures and refuse store cannot enter the designated sites, thereby protecting the habitats within these sites from potentially damaging nutrient enrichment, particularly the marine biotopes present on the rocky foreshore and the vegetation on the cliffs.

Reason(s) for Condition(s)

- 1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
- 2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
- 3. In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.
- 4. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
- 5. In accordance with NYM Development Policy 23 and in the interests of highway safety and the general amenity of the area.
- 6 to 8. To ensure protection of a species protected under the Wildlife and Countryside Act and compliance with NYM Core Policy C which seeks to conserve and enhance the quality and diversity of the natural environment.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to maintain the economic, social and environmental conditions of the area.

Mr C M France
Director of Planning

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14 NOV 2014
Date